



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
CHARLES VANG, Vice Chair
NUEL BROWN
NAT DIBUDUO
HAL KISSLER

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

August 4, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** - Approve minutes for meeting of July 7, 2004.
- B. **Communications**
- C. **Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-03-19, Rezone Application No. R-03-80, Conditional Use Permit Application No. C-03-262 and environmental findings, filed by Logan and Associates for 4.01 acres located at the northeast corner of East Alluvial and North Chestnut Avenues.
1. Environmental Assessment No. A-03-19/R-03-80/C-03-262, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-19, requesting an amendment to the 2025 Fresno General Plan and Woodward Park Community Plan from the low density residential to the medium density residential land use designation.
 3. Rezone Application No. R-03-80, requesting to rezone the subject site from the RR (*Rural Residential - County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 4. Conditional Use Permit Application No. C-03-262, requesting to construct a 32-unit senior living apartment complex.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Sara Gerster
 - Staff Recommendation: Recommend Approval to City Council of Plan Amendment and Rezone Application; Approve Conditional Use Permit
 - Will be considered by City Council (Plan Amendment and Rezone applications)
- B. Consideration of Rezone Application No. R-04-43 and environmental findings, filed by Stergeos Demetrios, for 5 acres of property located along the west side of North Clovis Avenue, between East Belmont and East Tulare Avenues.
1. Environmental Assessment No. R-04-43, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-43, requesting to rezone the subject property from the AE-5 (*Exclusive Five Acre Agricultural*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Approve
 - Will be considered by City Council

VIII. NEW MATTERS – Continued

- C. Consideration of Tentative Tract Map No. 5326/UGM and environmental findings, filed by Rabe Engineering, on behalf of Goon Pattanumotana, for 16 acres of property located on the east side of North Blythe Avenue, between West Shields and West Dakota Avenues.
1. Environmental Assessment No. T-5326, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Tentative Tract Map No. 5326/UGM, proposes to subdivide the entire 16-acre site into a 69-lot single family residential subdivision.
 - West Area Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Approve
 - May be considered by City Council
- D. Consideration of Vesting Tentative Tract Map No. 5312/UGM and Rezone Application No. R-04-27, filed by Bonadelle Homes, Inc., for the development of 20 acres located on the west side of North Locan Avenue between East Shields and East Dakota Avenues.
1. Environmental Assessment No. T-5312/R-04-27, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Vesting Tentative Tract Map No. 5312/UGM, a 94-lot (plus one outlot) single family residential subdivision.
 3. Rezone Application No. R-04-27, requesting to rezone the subject property from the AE-20 (*Exclusive Twenty Acre Agricultural - County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - McLane Community Plan Area
 - Council District 4 (Councilmember Castillo)
 - Staff Member: David Braun
 - Staff Recommendation: Approve Tentative Tract Map; Recommend Approval of Rezone Application
 - Will be considered by City Council (Rezone application)

VIII. NEW MATTERS – Continued

- E. Consideration of Vesting Tentative Tract Map No. 5321/UGM, Rezone Application No. R-04-33 and environmental findings, filed by Quad Knopf for the Kiyoko Uyeno 1999 Trust and Pleasant Valley Investments, LLC., for 19.35 acres located on the south side of West McKinley Avenue between North Blythe and North Cornelia Avenues, relating to the development of an 86-lot single family residential subdivision with a remainder.
1. Environmental Assessment No. T-5321/TPM-2004-11/R-04-33, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Vesting Tentative Tract Map No. T-5321/UGM, proposing an 86-lot single family residential subdivision.
 3. Rezone Application No. R-04-33, requesting to rezone the 19.35-acre subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Approve Tentative Tract Map; Recommend Approval of Rezone Application
 - Will be considered by City Council (Rezone application)

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT